050.0	0003	0009.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,305,100	/	1,305,100
USE VALUE:	1,305,100	/	1,305,100
ASSESSED:	1,305,100	/	1,305,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21	-23	RUSSELL TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NYBERG JONATHAN
Owner 2:	DOLAN SARA Q
Owner 3:	
Street 1:	PO BOX 292
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	VIETRO HENRY A -
Owner 2:	-
Street 1:	74 FOREST ST
Twn/City:	SAUGUS
St/Prov:	MA Cntry:
Postal:	01906

NARRATIVE DESCRIPTION

This parcel contains 10,749 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1890, having primarily Clapboard Exterior and 2871 Square Feet, with 2 Units, 2 Baths, 2 3/4 Baths, 1 HalfBath, 11 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R4	TOWNHOU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	10749.000	783,600	1,800	519,700	1,305,100
Total Card	0.247	783,600	1,800	519,700	1,305,100
Total Parcel	0.247	783,600	1,800	519,700	1,305,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 454.54 | /Parcel: 454.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 34992

GIS Ref

GIS Ref

Insp Date 07/23/20

!4212!

PREVIOUS ASSESSMENT

Parcel ID 050.0-0003-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	433,500	3600	10,749.	519,700	956,800	956,800	Year End Roll	12/18/2019
2019	105	FV	354,800	3800	10,749.	519,700	878,300	878,300	Year End Roll	1/3/2019
2018	105	FV	354,800	3800	10,749.	349,000	707,600	707,600	Year End Roll	12/20/2017
2017	105	FV	334,800	3800	10,749.	334,100	672,700	672,700	Year End Roll	1/3/2017
2016	105	FV	334,800	3800	10,749.	304,400	643,000	643,000	Year End	1/4/2016
2015	105	FV	284,700	3900	10,749.	245,000	533,600	533,600	Year End Roll	12/11/2014
2014	105	FV	284,700	3900	10,749.	219,000	507,600	507,600	Year End Roll	12/16/2013
2013	105	FV	294,700	3900	10,749.	207,900	506,500	506,500		12/13/2012

PRINT

Date	Time
12/10/20	19:16:07

LAST REV

Date	Time
10/07/20	09:04:09
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4212

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VIETRO HENRY A,	70957-572	1	5/2/2018	Private	750,000	No	No		
VIETRO HENRY A	19068-43	1	5/23/1988	Convenience	1	No	No		
VIETRO HENRY A,	13918-149	1	3/10/1980	Convenience	1	No	No		
VIETRO HENRY A	13402-308	1	3/14/1978	Estate/Div	11,068	No	No		
ANTONUCCI ANDRE	12520-506	1	9/14/1973		43,500	No	No		

USER DEFINED

Prior Id # 1:	34992
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/29/2019	1350	Inter Fi	100,000	O				
8/29/2019	1354	Add Att	100,000	O				
8/7/1996	365	Manual	2,500					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
7/23/2020	Measured	DGM	D Mann
5/14/2019	SQ Returned	JO	Jenny O
10/4/2018	MEAS&NOTICE	PH	Patrick H
5/15/2009	Measured	372	PATRIOT
1/6/2000	Mailer Sent		
1/4/2000	Measured	263	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		10749		Sq. Ft.	Site		0	70.	0.69	11									519,726						519,700	

Total AC/HA: 0.24676 | Total SF/SM: 10749 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 519,726 | Spl Credit | Total: 519,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	1 - Wood Shingl	40	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1890	Eff Yr Blt:	2020
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	3		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		1	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.11958849
Const Adj.:	0.99989998
Adj $ / SQ:	179.116
Other Features:	171507
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	791519
Depreciation:	7915
Depreciated Total:	783604

COMMENTS

EST 3 FAM EST BACK GATE WAS LOCKED.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	6	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
1	4	2	
Totals			
2	11	6	

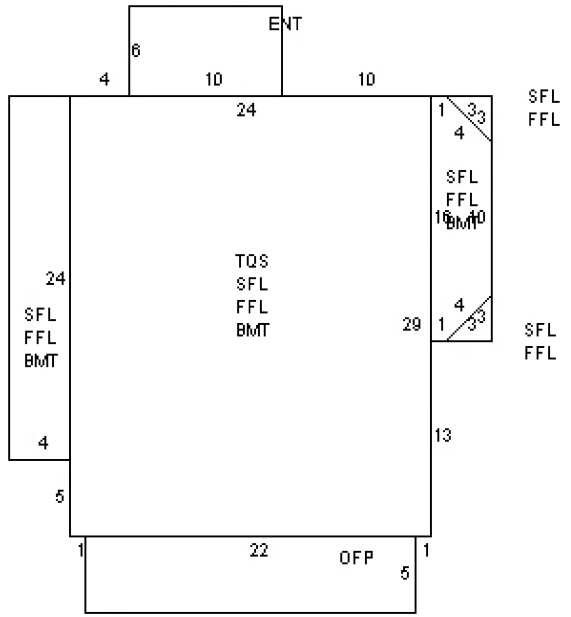
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	216.73
Special Features:	0	Val/Su Net:	240.89
Final Total:	783600	Val/Su SzAd	350.45

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	857	179.120	153,503
SFL	Second Floor	857	179.120	153,503
BMT	Basement	847	91.010	77,088
TQS	3/4 Story	522	179.120	93,499
OFP	Open Porch	110	31.500	3,465
ENT	ENTRY	60	26.400	1,584

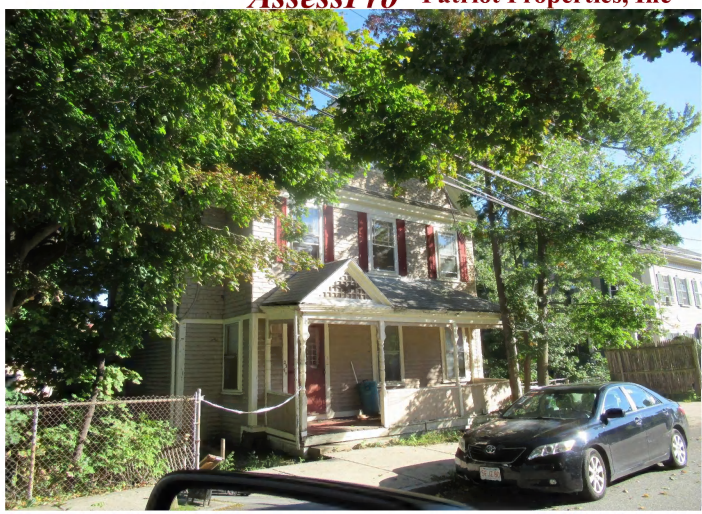
Net Sketched Area:	3,253			Total:	482,642
Size Ad	2236	Gross Are	3427	FinArea	2871

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	75	G	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 050.0-0003-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	16X6	G	AV	2020	20.00	T	5	104			1,800			1,800

More:	N	Total Yard Items:	1,800	Total Special Featues:		Total:	1,800